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ABSTRACT

This document presents a table of state guidelines concerning the size of educational facility sites. For the state, the formula for school site analysis is provided, along with relevant comments and the name of related documents. The information was collected from state facility reports and manuals and verified through direct contact with personnel from state educational agencies and practitioners. (EV)

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State Guideline Information: Size of Site

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State	Formulas for School Site Analysis	Comments	Document(s)
Alabama	**Elementary School** (K-8, and must not contain a grade above 8) Base of 5 acres plus one acre for every 100 students **Middle School** (4-9, but not including both grades 4 and 9) Base of 10 acres plus one acre for every 100 students **Secondary School** (5-12, but must contain a grade above 8) Base of 15 acres plus one acre for every 100 students for existing schools Base of 30 acres plus one acre for every 100 students for proposed schools	The state architect referred to the specifications as recommendations only.	*Construction Requirements for County and Public Schools*
Alaska	**Elementary** = 10 acres plus one acre for every 100 students **Middle** = 20 acres plus one acre for every 100 students **High** = 30 acres plus one acre for every 100 students **K-12** = 20 acres plus one acre for every 100 students For very small schools: 4 acres = 10-25 students; 6 acres = 26-50 students; 8 acres = 50-99 students	No acreage requirements are regulated. Specifications are recommendations only, and are applied to the state share of funding.	*Site Selection Criteria and Evaluation Handbook* (1997)
Arkansas	No acreage recommendations provided.		*Arkansas Department of Education Rules and Regulations Governing the Minimum Schoolhouse Construction Standards*
Arizona	Guidelines do not provide recommendations for acreage or physical description of land. Accessibility and safety issues of the site are addressed.	Allowances are stated in terms of SF/student.	*Arizona School Facilities Board Rules and Policies*
California	**Grades K-6** 450 students = 9.6 acres 750 students = 13.8 acres 1200 students = 17.6 acres **Grades 7-8** 600 students = 17.4 acres (with track facilities) 900 students = 20.9 acres (with track facilities) 1200 students = 23.1 acres (with track facilities) **Grades 9-12** 1200 students = 33.5 acres 1800 students = 44.5 acres 2400 students = 52.7 acres	Alternative solutions to acreage recommendations are provided.	1. *Guide to School Site Analysis and Development, 2000* 2. *School Site Selection and Approval Guide*
Colorado	The state does not provide any recommendations for school facilities.	Jefferson County has developed comprehensive guidelines for their facilities, which do address acreage requirements.	

Connecticut	Elementary = 10 acres Middle = 15 acres High = 20 acres	Site allowances refers to the maximum amount the state will consider funding and does not restrict local districts to exceed the acreage allowance or obstruct the district to use a smaller site.	*Regulations of the State Board of Education Concerning School Construction Grants*
Delaware	No acreage recommendations provided.	Guidelines address site development issues, but do not provide recommendations for acreage.	*School Construction Technical Assistance Manual*
Florida	Guidelines provide detailed information about the site but do not address acreage.	Size specifications refer to the spaces in the building(s) and the number of spaces allowed according to enrollment.	*State Requirements for Educational Facilities*
Georgia	**Elementary** = 5 acres plus 1 acre for each 100 students (minimum) **Middle** = 12 acres plus 1 acre for each 100 students (minimum) **High** = 20 acres plus one acre for each 100 students (minimum)	In developed areas, the site approval committee may make deviations from minimum acreage if the reduced acreage is considered appropriate. Although minimum acreages are established, large acreages are highly desirable.	1. *General Criteria for Public School Construction* 2. *Square Footage Requirements for Use in Developing the Local Facilities Plans and State Capital Outlay Applications for Funding*
Hawaii	**No acreage recommendations or guidelines available.**	**Guidelines are being drafted.**	
Idaho	**Elementary** = 5 acre minimum plus 1 acre per 100 students **Junior High** = 10 acres for up to 300 students = 15 acres for up to 400 students = 20 acres plus 1 acre per 100 students over 500 **Senior High** = 20 acres for up to 400 students = 25 acres for up to 800 students = 30 acres plus 1 acre per 100 students over 800	The State has pending litigation regarding equitable facilities; however, there is no movement to mandate educational specifications or provide more comprehensive design specifications. Published material is dated and projects do not need to adhere to guidelines or submit project plans.	
Illinois	**Grades Pk-6** = 5 acres plus 1 acre per 100 students (maximum) **Grades 7-9** = 15 acres plus 1 acre per 100 students (maximum) **Grades 9-12** = 20 acres plus 1 acre per 100 students (maximum)	Determination of the adequacy of the site's space in terms of number of students shall be based on the design capacity of the school building. The proposed site must contain usable space sufficient in size and of regular configuration so as to accommodate the school's on-site program as well as to accommodate ancillary functions that are better served on-site than off-site, such as parking, bus loading and unloading, casual student assembly and play, and pedestrian movement between different points on the site.	1. Title 71: Public Buildings, Facilities & Real Property 2. *State, Local and Federal Financing for Illinois Public Schools*

Indiana	**Elementary** = 7 acres plus 1 acre per 100 students (maximum) **Middle/Junior High** = 15 acres plus 1 acre per 100 students (minimum) **High** = 20 acres plus 1 acre per 100 students.		*Indiana State Board of Education School Facility Guidelines*
Kentucky	**Elementary** = 5 acres plus 1 acre per 100 students (minimum) **Middle/Junior/High** = 10 acres plus 1 acre per 100 students (minimum)	Any deviation from regulations shall be made only after a site inspection and investigation of all other circumstances, including a certification of support by the local education agency and approval by the chief state school officer.	1. *District Facility Planning Process* 2. *Capital Construction Funding* 3. *Guidelines of Best Practices for School Building Projects*
Louisiana	No acreage recommendations provided.	No documents available.	
Maine	**Elementary** 5 acres + 1 for every 100 students (minimum) 20 acres +1 for every 100 students (maximum) **Middle** 10 acres + 1 for every 100 students (minimum) 25 acres +1 for every 100 students (maximum) **High** 15 acres + 1 for every 100 students (minimum) 30 acres +1 for every 100 students (maximum)	School building sites can deviate from the requirements with State approval and when the District can demonstrate that all programs can be accommodated, all health and safety issues can be resolved, and the site can achieve compliance with appropriate codes.	1. *ABC's of School Site Selection* 2. *Rules for Major Capital School Construction Projects*
Maryland	No acreage recommendations provided.		*State Funded Maximum Gross Area Allowance*
Massachusetts	No acreage recommendations provided.	The site selected should be chosen on the basis that it will meet the educational need and minimize any possible adverse educational, environmental, social, or economical impact upon the community. The guidelines further explain that "The site shall be so located as to serve efficiently and safely the school population it is intended to serve, and shall be of sufficient size to accommodate the building and planned future additions."	*Education Laws and Regulations*
Minnesota	**Elementary School** = 10-15 acres plus * **K-8 or Middle Level School** = 25-35 acres plus * **K-12 School or Small High School** = 35-40 acres plus * **Large High School** (+2000 students) = 60 acres plus * **Campus** (two or more schools) = Combine site sizes plus * ***All Schools** = 1 additional acre for each 100 students of estimated student enrollment and community use/partnership program capacity, including possible additions.	Guidelines provide alternatives and make allowances for urban and rural schools.	*Guide for Planning School Construction Projects in Minnesota*

Mississippi	**Elementary** = 5 acres plus 1 acre per 100 students **High** = 15 acres plus 1 acre per 100 students (minimum)		**1.** *Rules and Regulations of the State Public School Building Fund* *2. Evaluation of Proposed New School Site* 3. *Construction Standards and Life Safety Codes*
Missouri	**Elementary Schools** = 10 acres plus 1 acre for every 100 students **Middle/Junior High Schools** = 20 acres plus 1 acre for every 100 students **High Schools** = 30 acres plus 1 acre for every 100 students	The State has no oversight of capital construction; specifications are guidelines, which do not need to be followed.	1. School Improvement Program: Standards and Indicators *2. School Facility Guidelines: Elementary School Buildings, middle/Junior High School Buildings, High School Buildings* 3. *Guidelines for Bond Issues*
New Jersey	No acreage requirements and/or guidelines.	Allowances are stated in terms of SF/student.	1. New Jersey's Facilities Construction & Renovation Program 2. Educational Facilities Construction and Financing Act
New York	**Elementary** = 3 acres plus 1 additional acre for every 100 students **Secondary** = 10 acres plus 1 additional acre for every 100 students	Recommendations are for the state of New York and do not apply to New York City. Site standards are generally not applied when the capital construction project consists only of reconstruction or alterations. Variances may be granted upon written request and supported by documentation.	*Manual of Planning Standards*
North Carolina	**K-6** = 10 acres plus 1 acre for every 100 students **5-8** = 15 acres plus 1 acre for every 100 students **9-12** = 30 acres plus 1 acre for every 100 students	Recommended acreage may not be attainable in urban areas; innovative solutions for parking, physical education facilities and other site amenities may be required.	**1.** *Facility Guidelines* 2. *Typical Space Profile* 3. *The School Site Planner* 4. *Making Current Trends in School Design Feasible*
North Dakota	No acreage requirements and/or guidelines.	Material is dated and projects do not need to adhere to guidelines.	**1.** *Elementary School Spaces* 2. *Secondary School Spaces*
Ohio	**Elementary** = 10 acres plus 1 acre for every 100 students **Middle** = 20 acres plus 1 acre for every 100 students **High** = 35 acres plus 1 acre for every 100 students		**1.** *Ohio School Design Manual* 2. *Ohio School Design Manual, Commentary*

Oklahoma	**Elementary Schools** = 10 acres plus 1 additional acres for every 100 students **Middle School/Junior High Schools** = 20 acres plus 1 additional acre for every 100 students **High Schools** = 30 acres plus 1 additional acre for every 100 students	For school sites in densely populated areas and in other locations where land costs are extremely high, the recommended number of acres may prove to be unrealistic. For school sites immediately adjacent to park and recreation lands, the number of acres that would actually be school owned may be modified. Cooperation with local park authorities and other governmental agencies is encouraged, resulting in joint use of common areas or facilities.	
Oregon	**No acreage requirements or facility design guidelines.**		
Pennsylvania	**No acreage requirements and/or guidelines.**		1. *School Construction Reimbursement Criteria* 2. Reimbursements for School Construction Bond Issues
Rhode Island	**Elementary** = 10 acres plus 1 additional acres for every 100 students **Middle School/Junior High** = 20 acres plus 1 additional acre for every 100 students **High** = 30 acres plus 1 additional acre for every 100 students	Sites should be chosen on the basis that it will meet the educational need and minimize and possible adverse educational, environmental, social or economic impact upon the community. Sites should be so located as to serve efficiently and safely the school population it is intended to serve and be of sufficient size to accommodate the building and planned future additions as well as outdoor educational facilities, parking, bus turnarounds, etc. Sites should be located whenever possible in proximity to other community facilities and resources which would enhance the proposed educational program.	*Guidelines & Planning Information for School Construction*
South Carolina	**Elementary** = 10 acres plus 1 acre for every 100 students on maximum projected enrollment **Middle/Junior High** = 20 plus 1 acre for every 100 students on maximum projected enrollment **Senior High** = 30 acres plus 1 acre for 100 every students on maximum projected enrollment		*School Facilities Planning and Construction Guide*
South Dakota	The state does not provide any recommendations for school facilities.		
Tennessee	The state does not provide any recommendations for school facilities.		

Texas	No acreage requirements and/or guidelines.	Classroom space is defined but variances are allowed if the educational program and services of the facility require non-traditional space.	*The TEA School Facilities Standards*
Utah	**K-6 School** = 10 acres plus 1 acre for every 100 students **Middle/Junior** = 20 acres plus 1 acre for every 100 students **High School** = 30 acres plus 1 acre for every 100 students	Although increasing rapidly in cost, land is still one of the least expensive education resources provided for schools... the size of a site is more important than location. Inadequate site size is a major factor in the obsolescence of educational facilities.	*School Building: construction & Inspection Resource Manual*
Vermont	No acreage requirements and/or guidelines.	The proposed site must be adequate for: the educational programs the school board plans to conduct now and in the future; the anticipated community uses; the space needed for the planned construction; and the growth potential of the district.	1. *School Construction Planning Guide* 2. *State Board of Education Manual of Rules and Practices: School Buildings and Sites* 3. *School Buildings & Sites, Building Projects Eligible for State Aid*
Washington	The minimum acreage of the site should be 5 usable acres and 1 additional acre for each 100 students or portion thereof of projected maximum enrollment plus an additional 5 acres if the school contains any grade above the sixth.	The site is of sufficient size to meet the needs of the facility. A district considering the use of a site that is less than the recommended minimum usable acreage should assure that: health and safety of students will not be in jeopardy; the internal spaces within the proposed facility will be adequate for the proposed educational program; the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by lack of parking for students, staff, and public.	*School Facilities Manual*
West Virginia	**Early Childhood/Primary** (K-4) 5 usable acres plus one acre for every 100 students over 240 **Middle/Junior High** (5-9) 11 usable acres plus one acre for every 100 students over 600 **Adolescent/High School** (9-12) 15 usable acres plus one acre for every 100 students over 800	Where the nature of the neighborhood is urban, the school site shall also be urban in scale. Where the terrain limits the land available, this factor shall be considered. The WV BOE must approve all sites not meeting the minimum standards.	*Guidelines & Procedures of the School building Authority of West Virginia*

Wyoming	**Elementary Schools** = 4 acres plus 1 additional acre for each 100 students (minimum) **Middle/Junior High Schools** = 10 acres plus 1 additional acre for each 100 students (minimum) **Senior High Schools** = 20 acres for enrollments up to 400 students 25 acres for enrollments up to 800 students 30 acres in ultimate projected enrollments	If a district possesses a unique site situation not applicable to the standards, it may apply for a variance. Many older schools have sites that fall far below the minimum requirements. In those cases, districts shall refrain from construction that will increase the square footage of any school building situated on a site that is less than 50% of the currently recommended site sizes.	Chapter 17: Site Selection & School Construction

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